



Shared Objectives

Planning for Community Improvements

Deep Dive Workshop on Goal 4:

Housing Options for Our Diverse Population

PLANNING
DEPARTMENT

a division of PLACE

Goal 4: Housing Options for Our Diverse Population

Our community will strive for a broad range of housing types and price levels for people of diverse ages, races, and incomes to:

- Expand affordable housing opportunities and options for people with varying income levels.
- Promote housing options that accommodate an increased population supported by transit or on-demand transportation and non-motorized forms of transportation.
- Support the following principles that offer greater flexibility for people in different stages of life and with different abilities:
 - Accessible outdoor spaces and buildings that can be used and enjoyed by people of all ages.
 - Transportation options that provide non-vehicular drivers with rides to and from healthcare facilities.
 - Housing designed or modified to accommodate aging in place.
 - The availability of accessible, affordable, educational and engaging social activities.
 - Places for intergenerational activities where both young and old can learn from one another to honor what each has to offer.
 - Opportunities for the elderly to work for pay, volunteer their skills and be actively engaged in community life.
 - Public spaces that support interaction and the spread of information through a variety of means.
 - Accessible and affordable health and community services.

While working toward greater housing diversity, our community will protect the character of existing, viable residential areas through neighborhood design and building types.

Community Values

- **Equity** – The community values fairness and equity in providing services, safety, housing opportunities, economic opportunities, education, justice, and other elements that contribute to a high quality of life for all residents.
- **Livability** – The community values fostering a safe, sustainable built environment that offers distinct, vibrant urban activity centers, nodes, neighborhood centers, key corridors, and green places for living, working, and recreating in the Capital Region.
- **Choice** – The community values having lifestyle options and opportunities, and the freedom to make informed choices and decisions.
- **Opportunity** – The community values having access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles.

Current Goal 2

Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

Current Objective 2.1 [L]

Enhance the livability of existing neighborhoods and in new neighborhoods provide for future mixed residential areas which will accommodate growth and provide a wide choice of housing types, densities and prices as well as commercial opportunities based on performance criteria...

Original Draft Goal

Housing diversity and choice for all

Having diversity of the housing stock offers greater choice, provides opportunities to people with varying income levels, and allows more flexibility to people in different stages of life. Land use decisions should allow for a greater diversity of housing and should specifically address Missing Middle Housing, including duplexes, fourplexes, bungalow courts, and mansion apartments that are not bigger than a house. Land Use decisions should also specifically address density to transit and non-motorized forms of transportation.

Revised Draft Goal

Our community will strive for greater diversity of the housing stock to:

- Expand affordable housing opportunities and housing options for people with varying income levels
- Support the principles of Livable and Age-Friendly Communities to offer more flexibility for people in different stages of life and with different abilities
- Promote options that accommodate more people and are supported by transit or on-demand transportation, and non-motorized forms of transportation

While working toward greater housing diversity, our community will:

- Protect the character of existing, viable residential areas through neighborhood design and building types
- Promote development practices to support the following principles:
 - Neighborhoods that are diverse in use and population
 - Communities that are designed for the pedestrian and transit as well as the car
 - Places that are shaped by physically defined and universally accessible public spaces and community institutions
 - Urban areas framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice

Community Input

- *This goal should prioritize re-development over new development. Existing public parklands and conservation areas should not be converted to development.*
- *Support existing neighborhoods by adding facilities, enforce codes (esp. around campuses), increasing housing rehab and improvement programs.*
- *Mix all up as much as possible. Understand how much cost is added by unnecessary making housing less affordable. Include housing a very small but well connected to other pleasant out door and 'just down the street' activity.*
- *More variety of housing types is needed. Unnecessary regulations prevent housing choice for certain elements of the population such as the elderly and low income groups.*
- *The character of all neighborhoods need not preserved at all times. What worked in the 1950's can stand in the way of what future Tallahassee may need.*
- *I would emphasize the importance of making it easier for the development community to build in infill areas (where we say we want them to build) and work with them to address concerns of existing neighbors. NIMBYism is a problem that developers, planners, and the community at large need to address together.*
- *Emphasis should be on ensuring affordable housing (which is in very limited supply right now).*

Community Input

- *High density housing is not the answer--it will only make things worse.*
- *Dense housing must not overtax the roads (and other services) required to support them.*
- *A clear statement where and how low income housing will be addressed for future development has to be on the table.*
- *What about shared common spaces like neighborhood playgrounds and developments that account for multi-generational family living. With a larger aging population there need to be more homes with accessible in-law suite options.*
- *Tallahassee has too much overpriced housing...what about the low-income families...we keep pushing them out via gentrification.*
- *More affordable housing and housing for people with disabilities / elderly.*
- *Need to consider trends and needs for those aging and millennials. Smaller families need smaller housing choices. Less stuff needs less space.*
- *There should be more townhomes, rather than single family homes and apartment style homes.*
- *Emphasis on missing middle housing types.*
- *Much stronger focus needed on small affordable single family housing and duplexes , and less focus on huge multi-floor student apartments.*

Revised Draft Goal

- Local Planning Agency
 - Workshop: December 5, 2017
 - Workshop: January 2, 2018
 - Acceptance: February 6, 2018
- Joint City/County Commission
 - Acceptance: February 27, 2018

Goal 4: Housing Options for Our Diverse Population

Our community will strive for a broad range of housing types and price levels for people of diverse ages, races, and incomes to:

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- Promote housing options that accommodate an increased population supported by transit or on-demand transportation and non-motorized forms of transportation.
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 - Opportunities for the elderly to work for pay, volunteer their skills and be actively engaged in community life.
 - Public spaces that support interaction and the spread of information through a variety of means.
 - Accessible and affordable health and community services.

While working toward greater housing diversity, our community will protect the character of existing, viable residential areas through neighborhood design and building types.

Objective 4.1: Strong Neighborhoods

Provide greater housing diversity and a range of uses across the community, while protecting the character of existing, viable residential areas.

Community Input

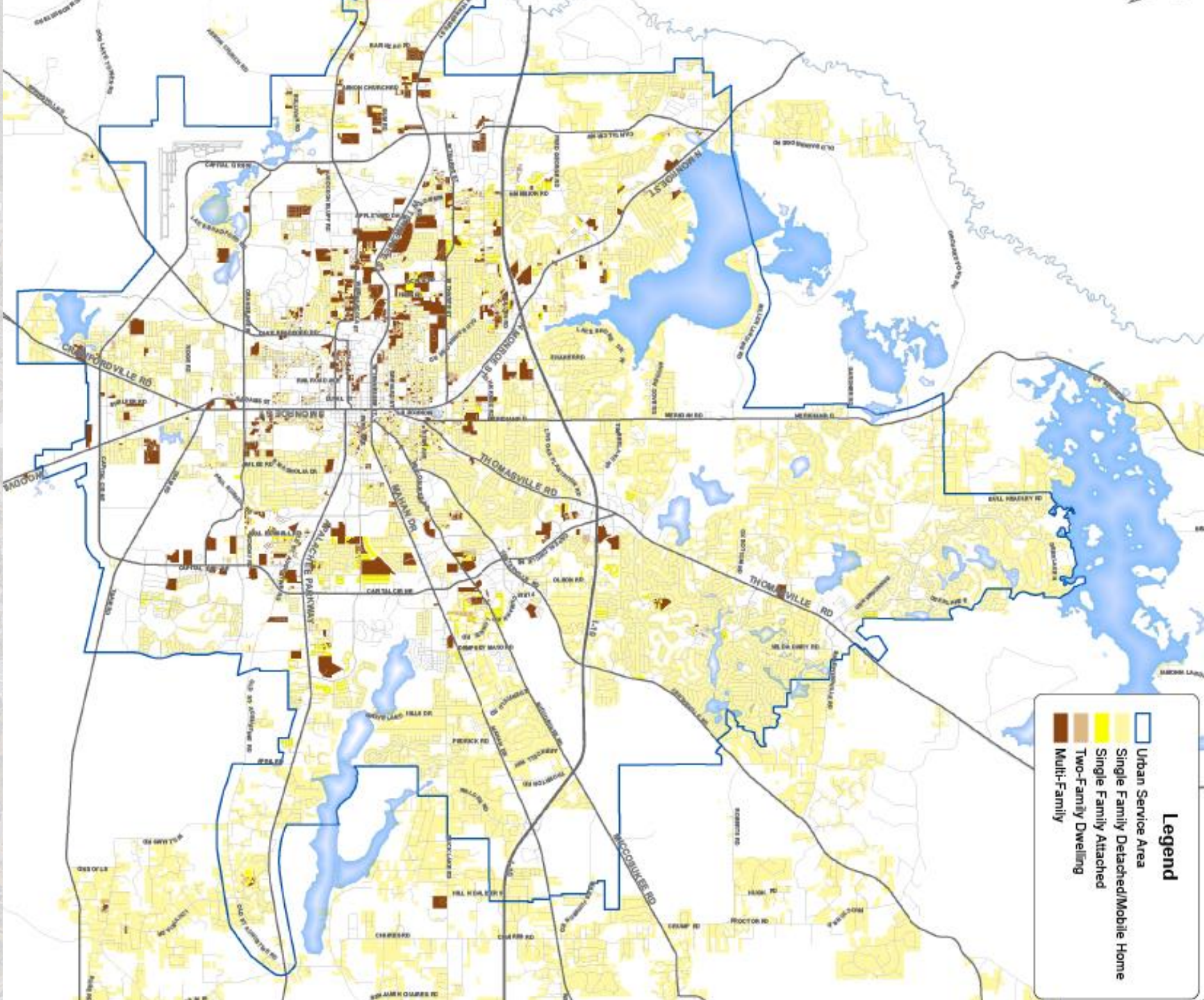
- *There should be ways to increase the density and develop an area without destroying the look and feel of neighborhoods.*
- *When a new development is proposed for Tallahassee, we need someone with design experience to ensure what we will get will blend and compliment the look and feel we want in the community.*
- *The Comprehensive Plan could articulate some of the concerns people have about design in the community.*
- *Certain development aggravates a little and some a lot; we really don't want the characteristic of the neighborhood to change.*
- *Affordable housing is not developed. It looks like an apartment, condo, or small house. We want compatibility.*
- *Miami is using form based zoning, which is getting results with mix housing types.*

Current Policy 2.1.1 [L]

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment...

Current Policy 2.1.8[L]

Maintain a viable mix of available residential densities to accommodate a variety of housing types...



Legend

- Urban Service Area
- Single Family Detached/Mobile Home
- Single Family Attached
- Two-Family Dwelling
- Multi-Family

Housing Inventory

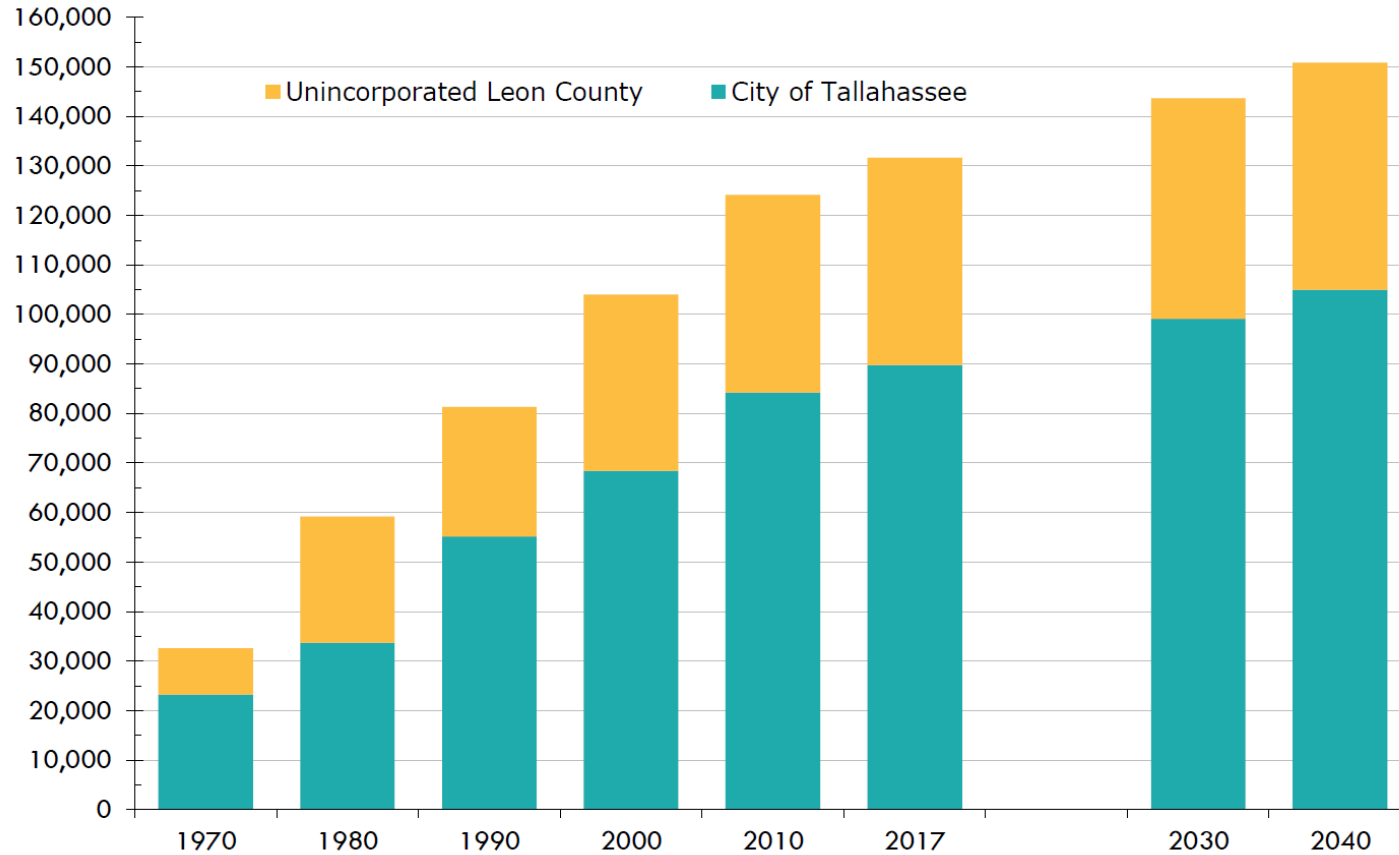
131,636

There were an estimated 131,636 residential housing units in Leon County as of 2017, approximately 68% located within the Tallahassee City Limits and 32% in unincorporated Leon County. It is estimated that by the year 2030, there will be 143,639 housing units, and by 2040 150,838 housing units.

Sources: U.S. Department of Commerce, Bureau of the Census (1970-2010), Tallahassee-Leon County Office of Economic Vitality Estimates and Projections (2017-2040)

Housing Inventory

Leon County Housing Unit Inventory, 1970-2040



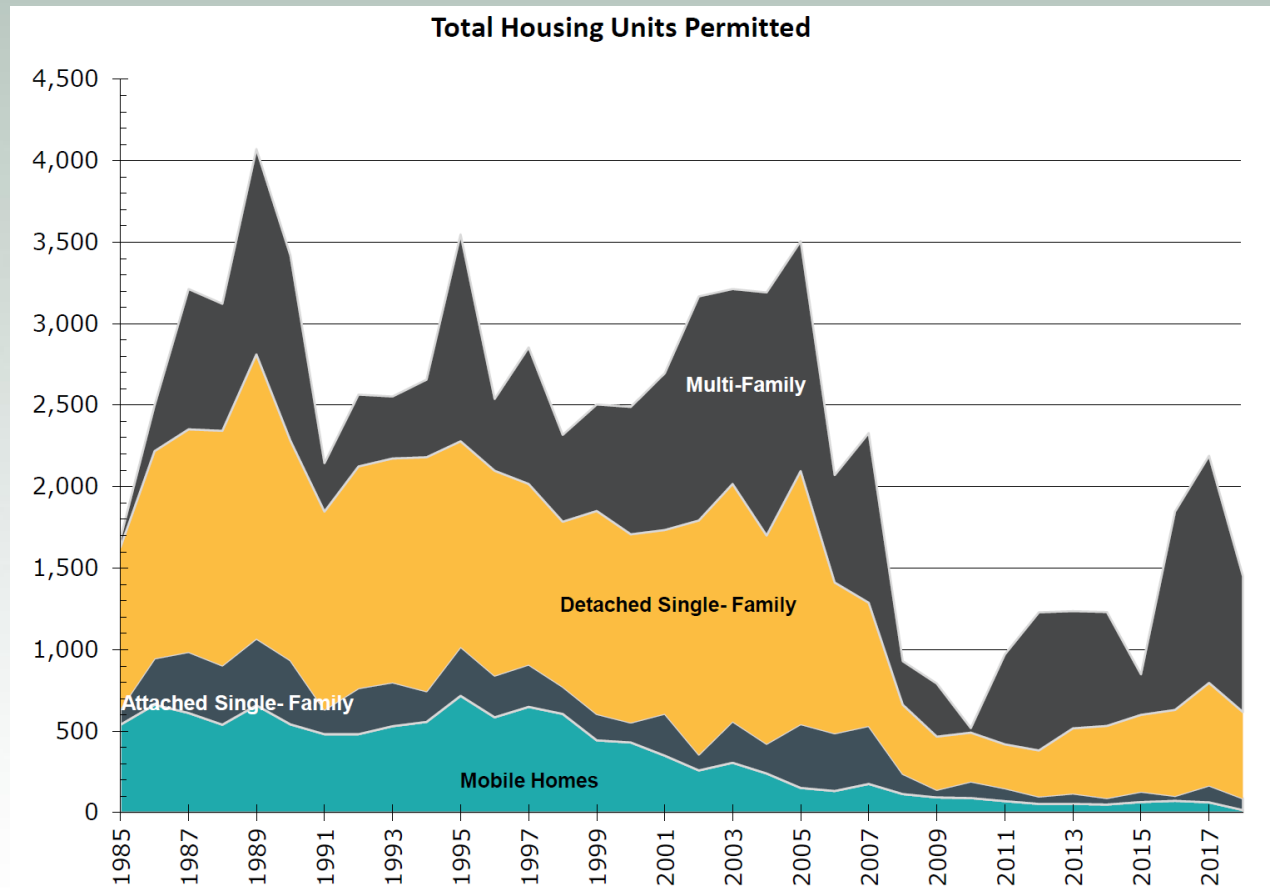
New Single-Family Construction Permits

100  -40.5%

New Single-Family Construction Permits in Leon County for Q4 2018 were the lowest Q4 since 2014. Single-Family permits for 2018 totaled 602, up from an average of 448 per year during 2008-2016.

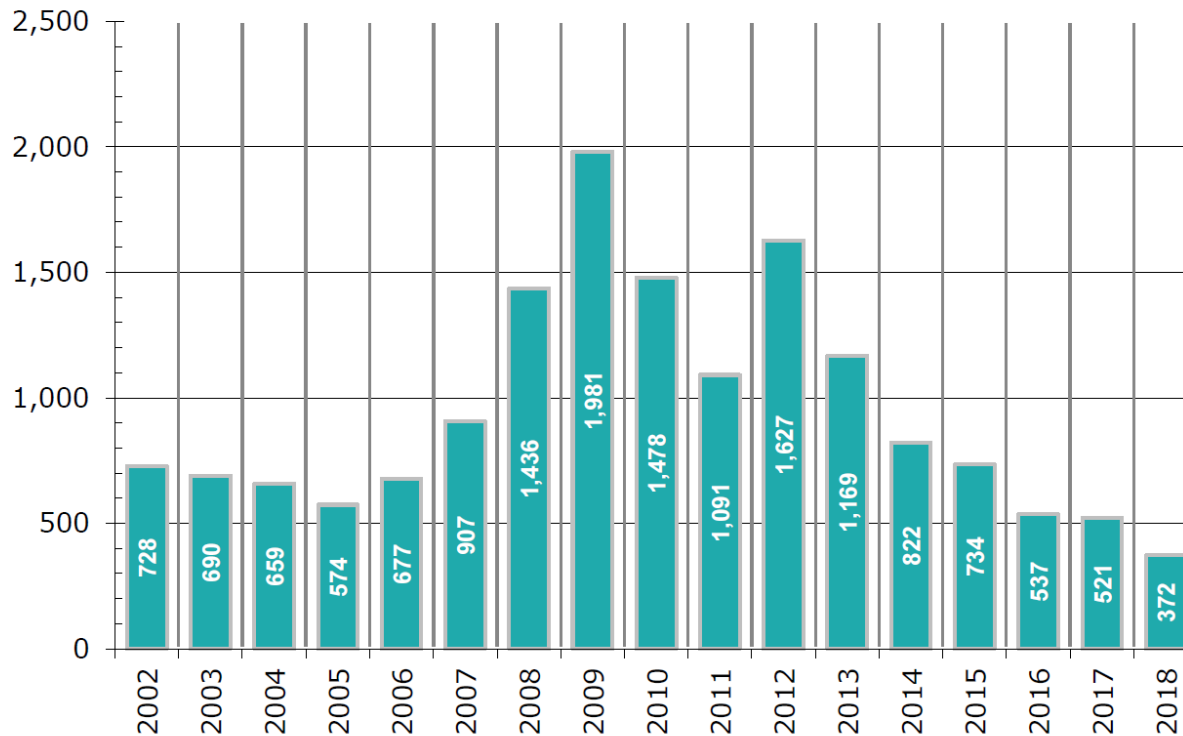
4th Quarter 2018

New Single-Family Construction Permits



Mortgage Foreclosures

Leon County Mortgage Foreclosure Cases



Tallahassee-Leon County
Office of Economic Vitality

Rev. 1/19

Residential Vacancy

12.1% ↓ 0.2%

Residential vacancy rates for Leon County generally increased throughout the 1970s, fell in the 1980s and 1990s, increased in the 2000s, and have generally stayed above 10% since 2010.

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Decennial Census, 5-Year American Community Survey, 2011 to 2017.

Objective 4.1: Strong Neighborhoods

Provide greater housing diversity and a range of uses across the community, while protecting the character of existing, viable residential areas.

Objective 4.2 – Missing Middle Housing:

Allow and encourage diverse housing options along a spectrum of affordability in residential areas to support walkable communities, locally-serving retail, and public transportation options and to provide a solution to the mismatch between the available housing stock and shifting demographics and growing demand for walkability.

Community Input

- *We need more flexibility in housing. We do not have many options when it comes to housing - current choice is between single family homes or apartments.*
- *We need more, smaller housing units that are nice and well-designed for those of us who do not want to live in an apartment or houses with yards to upkeep.*
- *Need more affordable rents and housing options for seniors – What helps create more housing options?*
- *Seem like we already have the missing middle housing, but they are trying to get rid of it.*
- *Affordable housing can be neighborhood development; it does not have to be apartments.*
- *Missing middle housing - We need to add this to our Comprehensive Plan and zoning code.*
- *Try to encourage missing middle housing.*
- *Need more ADU's (Accessory Dwelling Units). Wanted to know more about ADU requirements. ADU is good to rent out.*
- *Missing middle housing could be part of a toolbox for aging.*
- *Single family homes are not affordable. May be ok with roommates, etc.*
- *Can we write in flexibility and creativity into Comprehensive Plan?*

America's Households by the Numbers

28%

Single people living alone



25%

Couples (no children)



20%

Adults sharing with other adults



20%

Nuclear Families (two parents, children 21 or under)



7%

Single parent families (one parent, children 21 or under)



22%

of Americans will be age 65 or older in 2050

32%

of young adults live at home

48%

of adults are single

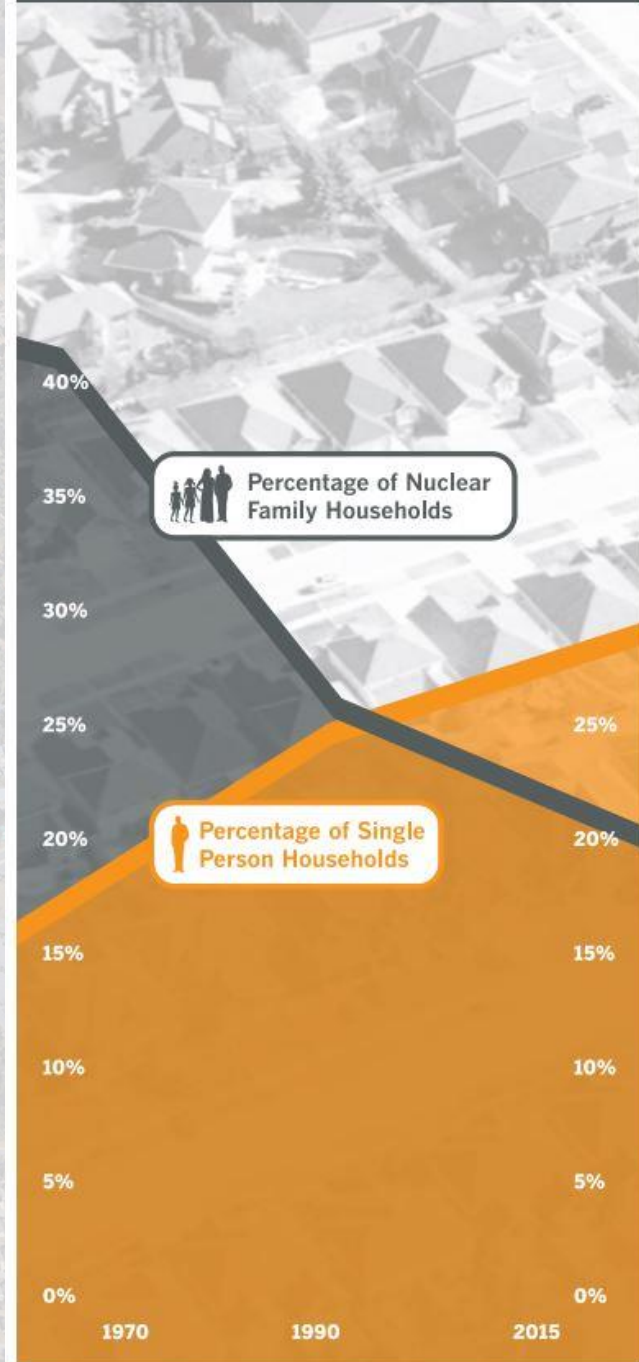
27%

of children live with a single parent

11%

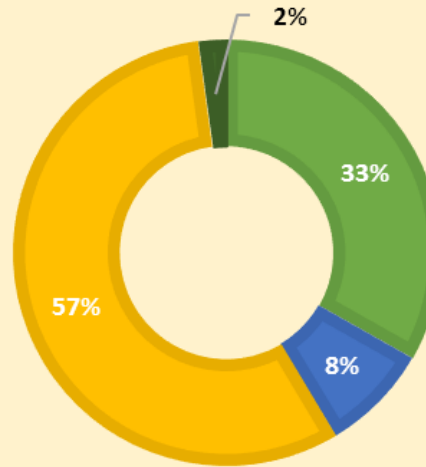
fewer American households were middle class in 2015 than in 1971

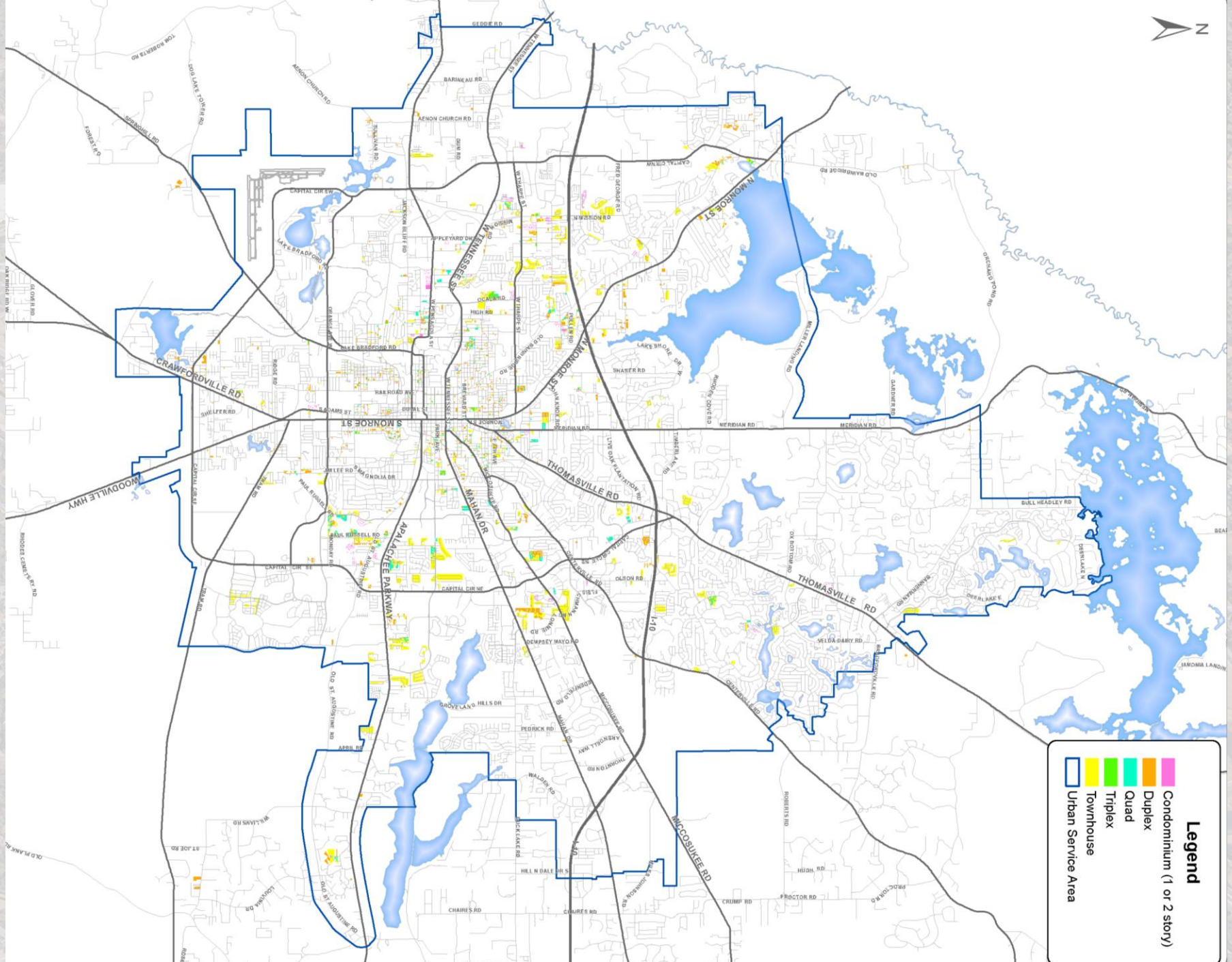
Single-Person Households Exceed Nuclear Family Households



TALLAHASSEE-LEON COUNTY HOUSING STOCK 2017

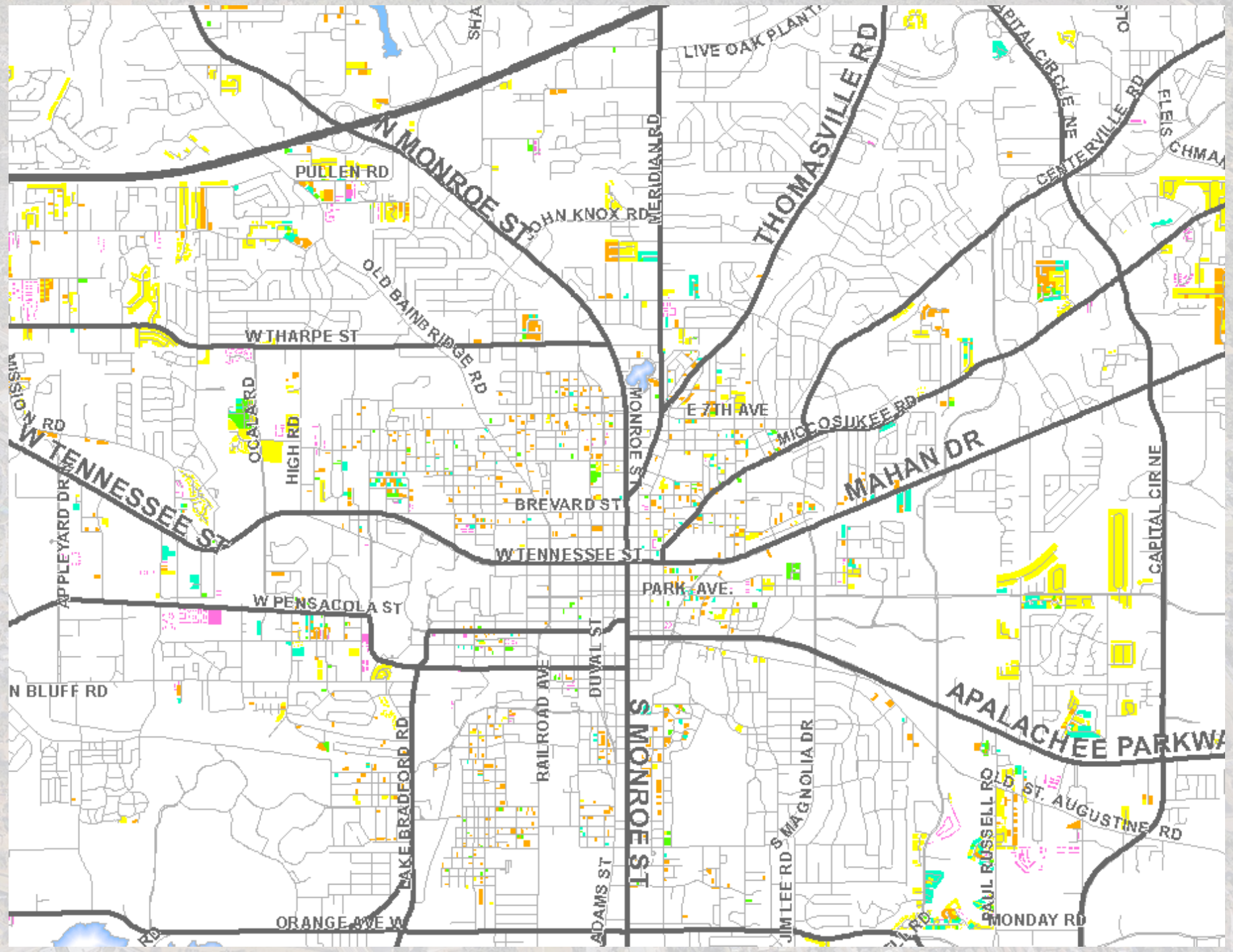
- Multi-family
- Single-Family attached (Townhouses)
- Single-Family Detached/Mobile Home
- Two-Family Dwelling





Legend

- Urban Service Area
- Townhouse
- Triplex
- Quad
- Duplex
- Condominium (1 or 2 story)



Objective 4.2 – Missing Middle Housing:

Allow and encourage diverse housing options along a spectrum of affordability in residential areas to support walkable communities, locally-serving retail, and public transportation options and to provide a solution to the mismatch between the available housing stock and shifting demographics and growing demand for walkability.

Objective 4.3 – Transit Oriented Development (TOD)

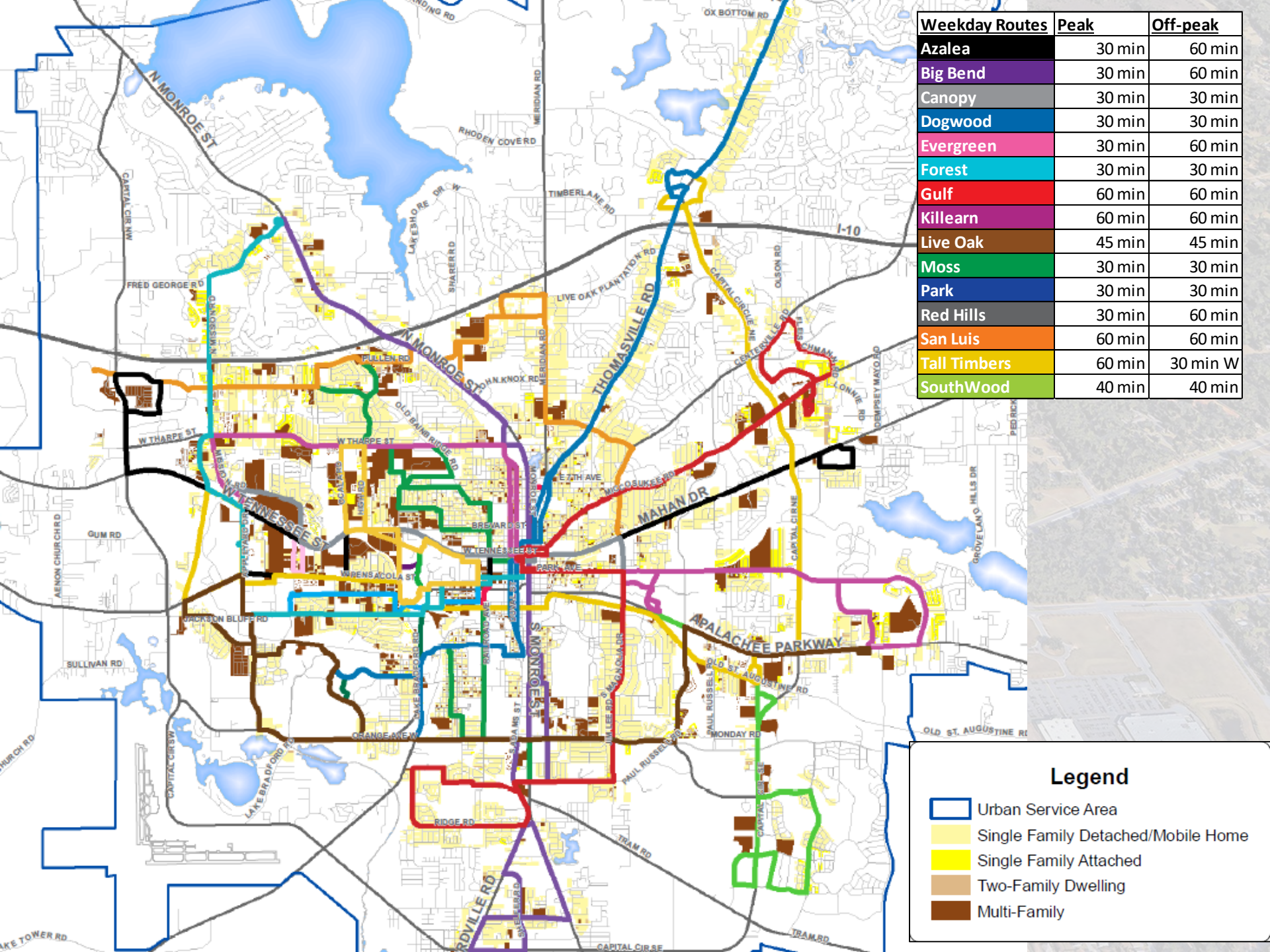
Encourage compact, mixed-use communities near transit where people can enjoy easy access to jobs and services.

Objective 4.4 – Transit Adjacent Development (TAD)

Encourage connectivity between transit facilities and developments in the vicinity of transit facilities.






Objective 4.5 – Trail Oriented Development (TrOD)

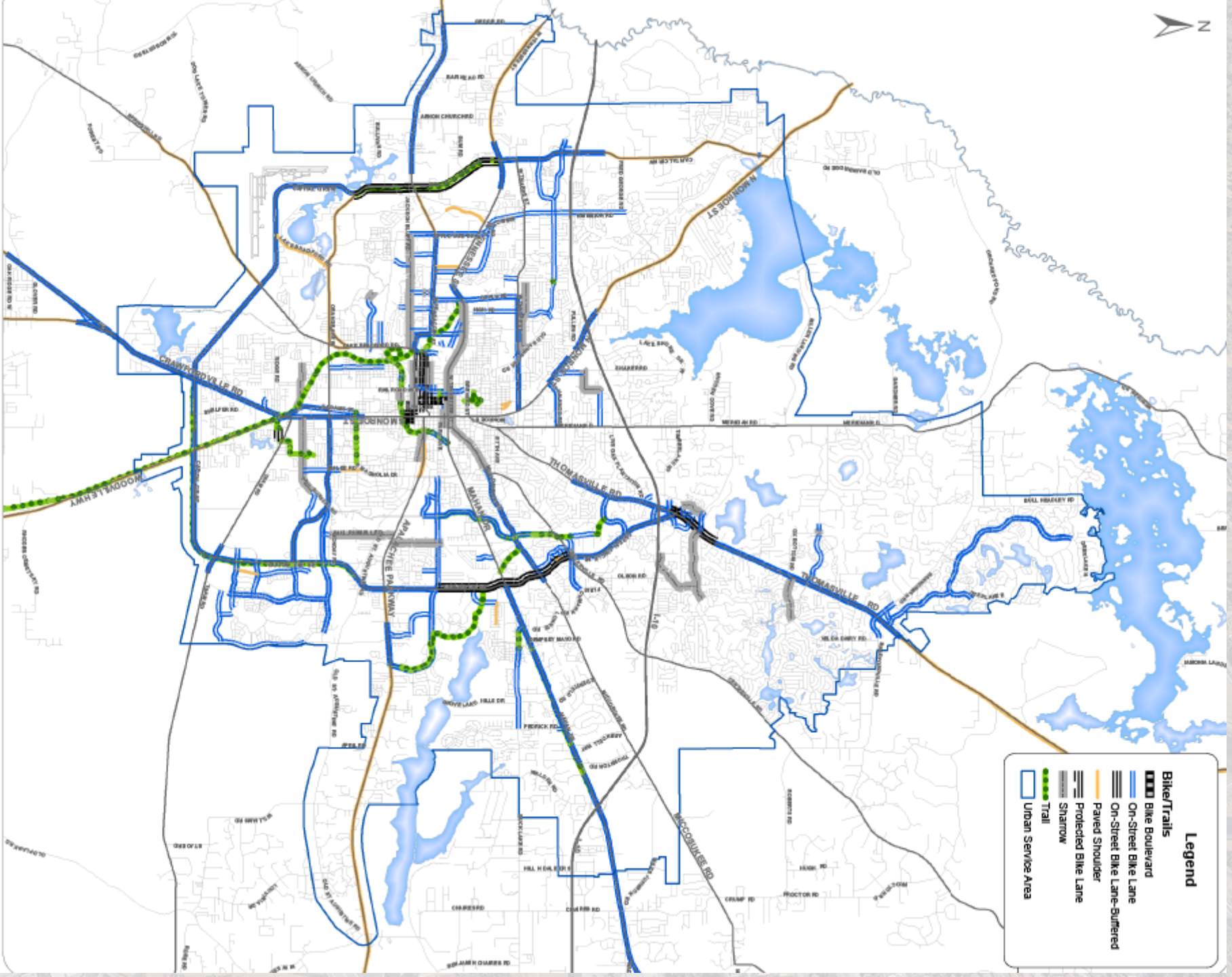
Encourage compact, mixed-use communities near trail where people can enjoy easy access to jobs and services.












Weekday Routes	Peak	Off-peak
Azalea	30 min	60 min
Big Bend	30 min	60 min
Canopy	30 min	30 min
Dogwood	30 min	30 min
Evergreen	30 min	60 min
Forest	30 min	30 min
Gulf	60 min	60 min
Killarn	60 min	60 min
Live Oak	45 min	45 min
Moss	30 min	30 min
Park	30 min	30 min
Red Hills	30 min	60 min
San Luis	60 min	60 min
Tall Timbers	60 min	30 min W
SouthWood	40 min	40 min

Legend

	Urban Service Area
	Single Family Detached/Mobile Home
	Single Family Attached
	Two-Family Dwelling
	Multi-Family



Legend

-  Bike/Trails
-  Bike Boulevard
-  On-Street Bike Lane
-  On-Street Bike Lane-Buffered
-  Paved Shoulder
-  Protected Bike Lane
-  Sharrow
-  Trail
-  Urban Service Area

Objective 4.3 – Transit Oriented Development (TOD)

Encourage compact, mixed-use communities near transit where people can enjoy easy access to jobs and services.

Objective 4.4 – Transit Adjacent Development (TAD)

Encourage connectivity between transit facilities and developments in the vicinity of transit facilities.

Objective 4.5 – Trail Oriented Development (TrOD)

Encourage compact, mixed-use communities near trail where people can enjoy easy access to jobs and services.

Current Objective 1.1 [M]

Coordinate transportation and land use systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce vehicle miles traveled and greenhouse gases, and to enhance pedestrian and bicycle mobility and transit accessibility.

Current Policy 1.1.2 [M]

Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists...

Current Policy 2.1.1 [M]

Land use regulations shall be developed which emphasize pedestrian movement and the use of transit.

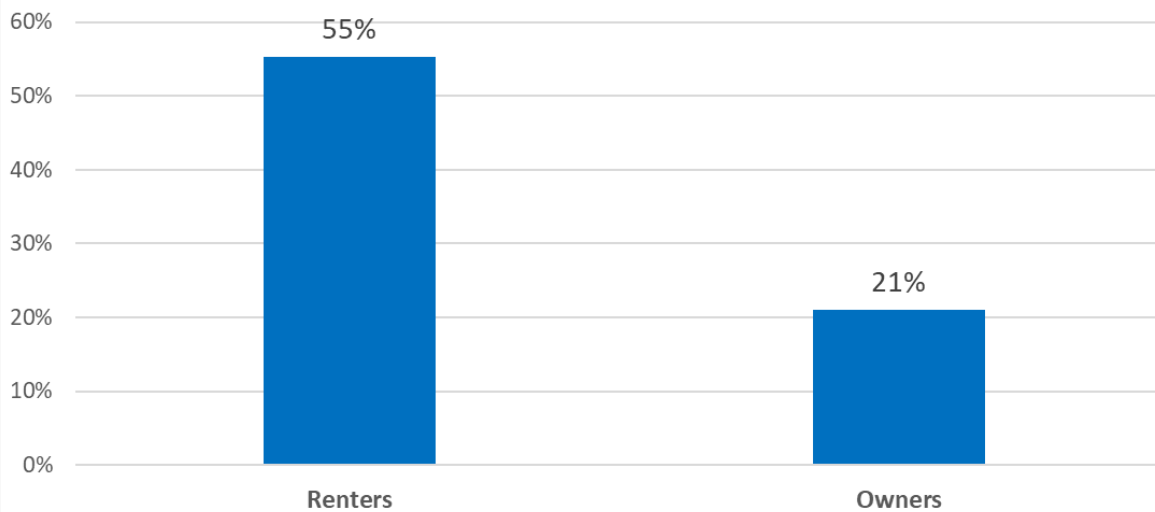
Objective 4.6 – Affordability

Expand affordable housing opportunities and options for people with varying income levels, including opportunities and options not adequately supplied by the market.

Community Input

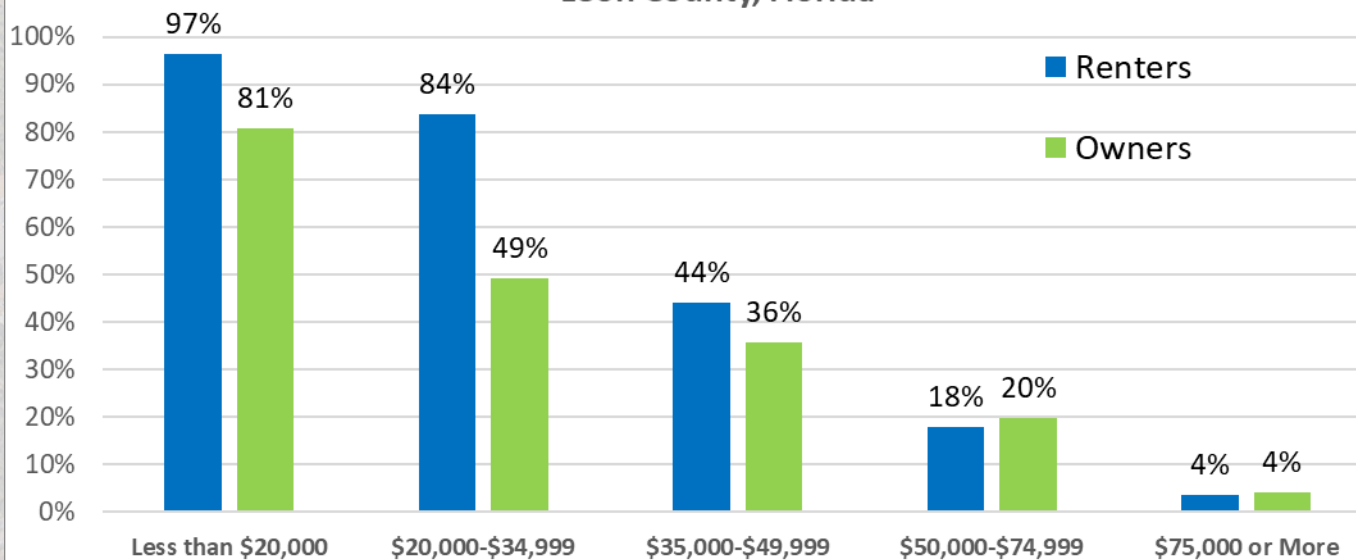
- *Affordable housing can be neighborhood development; it does not have to be apartments.*
- *Single family homes are not affordable. May be ok with roommates, etc.*
- *To get more affordable units, provide incentives for accessory dwelling units. Have incentives in community to make accessory dwelling units available as affordable units.*
- *Affordable housing is not developed. It looks like an apartment, condo, or small house. We want compatibility.*
- *Need a pot of money for affordable housing assistance.*
- *Does affordable housing have to be brand new?*
- *There is a problem with how the current housing market is structured. Many of us are not able to afford the housing being built.*
- *Developers do not want to build what is considered affordable housing.*
- *Developers are wiping out affordable housing in town.*
- *The profit motive is driving the affordable housing away.*
- *Should make inclusionary housing mandatory.*

Households Spending 30% or More of Income on Housing Costs Leon County, Florida



Source: 2017 American Community Survey 5-year Estimates

Households Spending 30% or More of Income by Income Level on Housing Costs Leon County, Florida



Source: 2017 American Community Survey 5-year Estimates

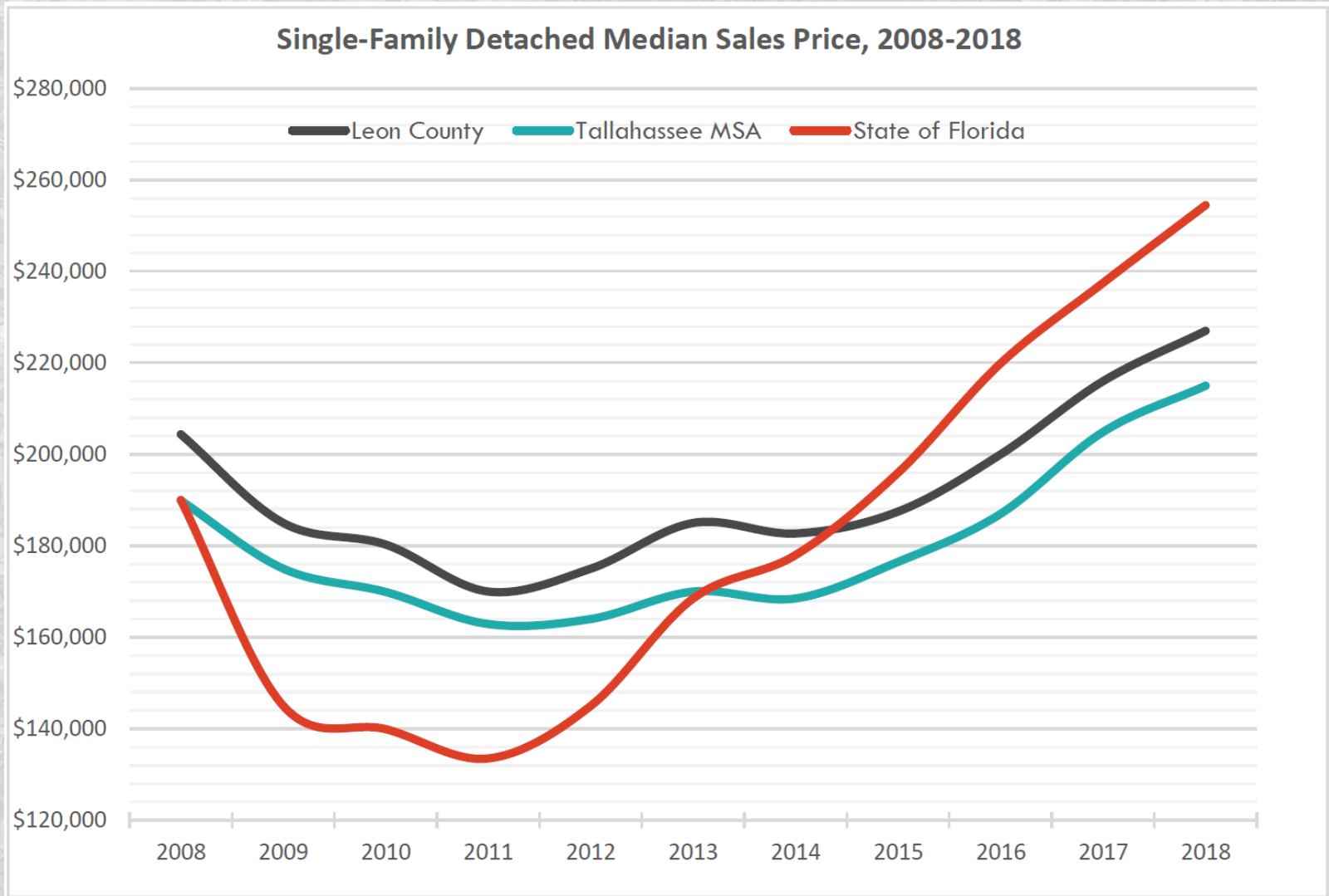
Median SF Home Price

\$214,500 5.7%

Median Sales Price has risen in 10 of the past 20 quarters in the MSA, and has been lower than the statewide median sales price since Q4 2013.

4th Quarter 2018

Median SF Home Price



Objective 4.6 – Affordability

Expand affordable housing opportunities and options for people with varying income levels, including opportunities and options not adequately supplied by the market.

Objective 4.7 – Family Heir Subdivisions

Provide a hardship provision by which owners of property outside of the Urban Boundary who meet defined eligibility requirements may have the ability to create smaller parcels of land for family members for use as homesteads.

Current Policy 2.1.9 [L] (Leon County)

Either provision described in Policy 2.1.9 (a) and (b) below may apply only once to any individual, and may not be used in combination. Any parcel created through use of the non-family heir provision of this policy shall not be further divided using the family heir provision. Neither provision may be used to create a lot which is smaller than $\frac{1}{2}$ acre in size. The provisions described below shall be further described and regulated within the implemented land development regulations.

a) Family Heir Subdivisions

The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel within this Plan.

b) Non-Family Heir Subdivisions

To avoid a disproportionate impact on owners of small parcels of property, each parcel of property in single ownership as of February 1, 1990, in the Urban Fringe, and Rural and Lake Talquin Recreation/Urban Fringe areas may be developed at a maximum density of two units per acre, for the first six dwelling units on such parcel, including existing dwelling units. This provision for non-family heir subdivisions shall expire on February 1, 2010 at 12:01 a.m. when such subdivisions shall no longer be permitted.

Current Policy 2.1.9 [L] (City of Tallahassee)

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b) Non-Family Heir Subdivisions

To avoid a disproportionate impact on owners of contiguous property 25 acres or less in size in single ownership as of February 1, 1990, in the Urban Fringe, and Rural and Lake Talquin Recreation/Urban Fringe areas may be developed at a maximum density of two units per acre, for the first six dwelling units on such parcel, including existing dwelling units. This provision for non-family heir subdivisions shall expire on February 1, 2010 at 12:01 a.m. when such subdivisions shall no longer be permitted.

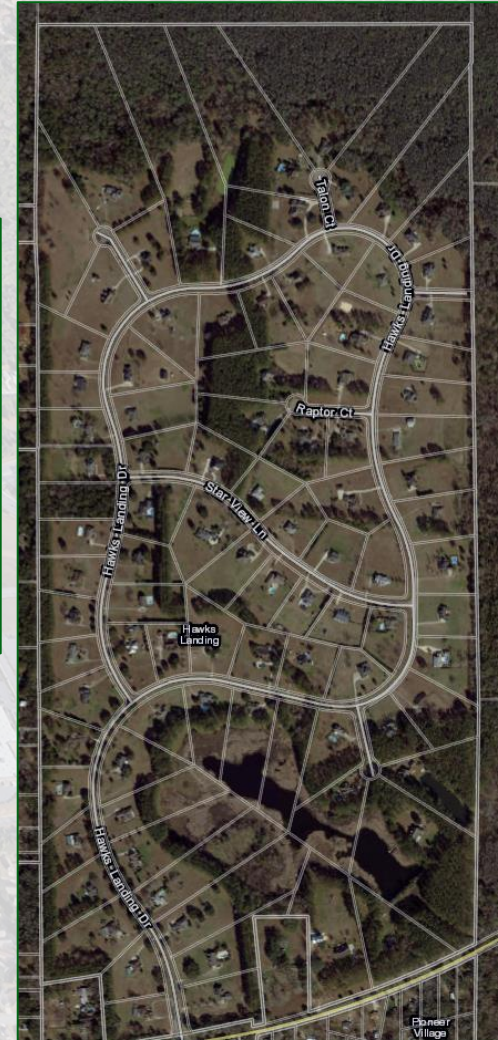
1 Unit per ~10 Acres (Turkey Roost Rd)



1 Unit per ~5 Acres (North of Pine Dove Farms)



1 Unit per ~3.7 Acres (Hawks Landing)



1 Unit per ~3 Acres (Pine Dove Farm)



Objective 4.7 – Family Heir Subdivisions

Provide a hardship provision by which owners of property outside of the Urban Boundary who meet defined eligibility requirements may have the ability to create smaller parcels of land for family members for use as homesteads.

Upcoming Workshops

- Goal 5 – Balanced Transportation: April 16, 2019

More Information

More information about this effort and the Digital Workshop:

www.Talgov.com/LandUseUpdate

PLANNING 
DEPARTMENT
a division of **PLACE**

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